

SARANAC PLAZA

622 Lake Flower Ave
Saranac Lake, NY 12983



RETAIL PROPERTY FOR LEASE



Brian Donovan
716.998.2943 | brian@donovanres.com
460 East Ave, Rochester, NY 14607
www.donovanres.com
NY #10491202934



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LOCATION DESCRIPTION

Well positioned in the main retail corridor, Saranac Lake Shopping Center now has over 20,000 sf available for lease. Located on Lake Flower Avenue, this neighborhood shopping center is in the heart of Saranac Lake, NY. This opportunity will allow a savvy business to become a member of a diverse tenant mix servicing the regional community. Co-listed with Donovan Real Estate Services LLC.

PROPERTY HIGHLIGHTS

- Opportunity to be part of a diverse tenant mix
- Located on the main retail corridor of historic Saranac Lake
- Pad site available
- Regional vacation destination in the Adirondack Park

SPACES	LEASE RATE	SIZE (SF)
Suite 120	Negotiable	17,000
Suite 140	Negotiable	3,200



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Demographics	1 Mi.	2 Mi.	3 Mi.	10 Min.
Population				
2023 Estimated Population	1,132	5,947	6,803	6,828
2028 Projected Population	1,121	5,801	6,614	6,638
2020 Census Population	1,239	6,145	6,978	7,013
2010 Census Population	1,537	6,713	7,588	7,623
2023 Median Age	44.9	39.5	39.6	39.6
Households				
2023 Estimated Households	557	2,628	3,002	3,011
2028 Projected Households	535	2,471	2,812	2,820
2020 Census Households	607	2,706	3,071	3,085
2010 Census Households	658	2,890	3,262	3,275
Race and Ethnicity				
2023 Estimated White	86.1%	76.3%	77.1%	77.2%
2023 Estimated Black or African American	3.5%	13.6%	12.6%	12.6%
2023 Estimated Asian or Pacific Islander	3.5%	1.9%	1.8%	1.8%
2023 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.4%	0.4%
2023 Estimated Other Races	6.6%	7.8%	8.1%	8.1%
2023 Estimated Hispanic	4.8%	5.3%	5.1%	5.0%
Income				
2023 Estimated Average Household Income	\$83,430	\$85,380	\$88,129	\$88,064
2023 Estimated Median Household Income	\$72,322	\$59,832	\$62,412	\$62,967
2023 Estimated Per Capita Income	\$41,475	\$39,672	\$40,616	\$40,561
Education (Age 25+)				
2023 Estimated High School Graduate	19.8%	22.6%	22.8%	22.9%
2023 Estimated Some College	19.1%	20.7%	19.9%	19.8%
2023 Estimated Associates Degree Only	16.1%	12.3%	13.0%	13.2%
2023 Estimated Bachelors Degree Only	22.7%	17.9%	17.5%	17.4%
2023 Estimated Graduate Degree	14.3%	14.6%	15.5%	15.5%
2023 Estimated College Educated	72.2%	65.5%	65.9%	65.9%
Business				
2023 Estimated Total Businesses	36	244	299	299
2023 Estimated Total Employees	316	2,050	2,866	2,887
2023 Estimated Employee Population per Business	8.8	8.4	9.6	9.6
2023 Estimated Residential Population per Business	31.5	24.3	22.8	22.8



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